POSTED
AT 2:10 o'clock P M
MAY 14 2024

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy

Katja Stovall

24-199069

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: May 30, 2023	**Original Mortgagor/Grantor**: JAZMIN CADENA RANGEL AND ISAAC RANGEL
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary / Mortgagee**: LAKEVIEW LOAN SERVICING, LLC
Recorded in: **Volume**: N/A **Page**: N/A **Instrument No**: 202307194	**Property County**: WISE
Mortgage Servicer: LOANCARE LLC	**Mortgage Servicer's Address**: 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures:Note in the original principal amount of $310,266.00, executed by JAZMIN CADENA RANGELand ISAAC RANGEL and payable to the order of Lender.

Property Address/Mailing Address: 148 GREENGATE DRIVE, BOYD, TX 76023

Legal Description of Property to be Sold: LOT 14, BLOCK F, OF SPRINGHILL ADDITION, PHASE 1, A SUBDIVISION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET F, SLIDE 151, PLAT RECORDS OF WISE COUNTY,TEXAS.
APN #: 201100092

Date of Sale: June 4, 2024	**Earliest time Sale will begin**: 1:00 PM

Place of sale of Property: Wise Court Center, Located at 306 W Main, Decatur, TX 76234, for the duration of the historic restoration of the Wise County Courthouse. Sales are to be held by the flagpole at the south end of the building so that the public entrance is not affected OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Angela

Cooper or Jamie Dworsky whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Angela Cooper or Jamie Dworsky whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Angela Cooper or Jamie Dworsky whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

/ss/ David Stockman

SUBSTITUTE TRUSTEE

David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Angela Cooper or Jamie Dworsky, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

NOTICE OF FORECLOSURE SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guad of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

MAY 14, 2024

DEED OF TRUST:

Dated:	APRIL 29, 1996
Grantor:	BRAD POTEET and JYL POTEET, Husband and Wife
Substitute Trustees:	R. STEPHEN CHEAK SIERRA BARSTOW
Assigned Lender:	MATTHEW A. HOLLEB and DONNA C. HOLLEB, Husband and Wife
Recorded as:	Volume 653, Page 10, Real Records of Wise County, Texas and assigned by Assignment of Deed of Trust recorded as Instrument No. 201323768, Official Public Records of Wise County, Texas
Legal Description:	Description of a 15.01 acre tract of land out of the J.K. Matthews Survey, Abstract No. 640, Wise County, Texas beginning at a 3" steel fence post, said post being by deed call S 89°15'34" W 1387.81 feet and S 00°53'26" E 628.55 feet from the Northeast corner of said Matthews Survey; Thence S 89°46'23" E at 1362.57' feet passing a 1/2" reference iron found in the West line of a County Road and continue in all 1384.07 feet to a 1/2" iron found in the approximate center of said Road; Thence S 00°16'31" W, with the approximate center of said County Road, 673.61 feet to a 60 d nail set; Thence N 89°50'29" W, 644.10 feet to a 1/2" iron found; Thence N 00°14'35" E, 338.78 feet to a 1/2" iron found; Thence N 89°44'47" W, 641.90 feet to a 1/2" iron found; Thence North, being the basis of bearing, 292.40 feet to a 3/4" pipe found; Thence N 87°19'46" W, 96.93 feet to a 8" wooden fence post; Thence N 00°49'13" E, 38.64 feet to the Point of Beginning and containing 15.01 acres of land.
Secures:	Real Estate Lien Note ("Note") in the original principal amount of $149,000.00, executed by Brad Poteet and Jyl Poteet, Husband and Wife ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

POSTED
AT 12:40 o'clock P M
MAY 14 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

FORECLOSURE SALE:

Date:	Tuesday, June 4, 2024
Time:	The sale of the Property will be held between the hours of 10:00 A.M.

THE ALLEN FIRM ATTORNEYS EST. 1979 A TEXAS PROFESSIONAL CORPORATION

and 1:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 AM and not later than three hours thereafter.

Place: Front steps of the Wise County Courthouse located at 200 North Trinity Street, Decatur, Wise County, Texas, or as designated by the County Commissioners.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Matthew A. Holleb and Donna C. Holleb's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, MATTHEW A. HOLLEB and DONNA C. HOLLEB, the owner and holder of the Note, have requested a Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Matthew A. Holleb and Donna C. Holleb's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Matthew A. Holleb and Donna C. Holleb's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, a Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Matthew A. Holleb and Donna C. Holleb pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Matthew A. Holleb and Donna C. Holleb. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust**. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, a Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by a Substitute Trustee.

R. STEPHEN CHEAK
The Allen Firm, P.C.
181 S. Graham St.
Stephenville, TX 76401
Telephone: (254) 965-3185

POSTED
AT 12:49 o'clock P M

MAY 13 2024

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
Edualdo Villa

Notice of Foreclosure Sale

May 13, 2024

Deed of Trust ("Deed of Trust"):

Dated:	February 13, 2020
Grantor:	Jeremy Howard and Kristy L. Howard
Trustee:	H. Berry White, IV
Lender:	Bonnie L. Jones
Recorded in:	Instrument No. 202001796 of the real property records of Wise County, Texas
Legal Description:	Lot 1, Block A, HOWARD ADDITION, an Addition to the City of Newark, Wise County, Texas, according to the Map or Plat recorded in Clerk's File No. 201911943, Official Public Records of Wise County, Texas, as further described in Exhibit A
Secures:	Promissory Note ("Note") in the original principal amount of $199,604.52, executed by Jeremy Howard and Kristy L. Howard ("Borrower") and payable to the order of Lender
Assignment:	The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Owlia Properties, LLC ("Beneficiary") by an instrument dated February 26, 2024, recorded in Instrument No. 202403294 of the real property records of Wise County, Texas
Substitute Trustees:	Craig C. Lesok and Anthony Callins
Substitute Trustees' Address:	226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date:	Tuesday, June 4, 2024
Time:	The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

Place:	Wise Court Center, located at 306 W Main, Decatur, TX 76234, for the duration of the historic restoration of the Wise County Courthouse. Sales are to be held by the flagpole at the south end of the building so that the public entrance is not affected OR at any other location designated by the County
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Owlia Properties, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Owlia Properties, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Owlia Properties, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Owlia Properties, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Owlia Properties, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Owlia Properties, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust**. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held

by Substitute Trustees.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Craig C. Lesok
Attorney for Mortgagee
SBOT NO. 24027446

Craig C. Lesok and Anthony Callins
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993
E-mail: craig@lesoklaw.com

EXHIBIT A

BEING 5.992 acres of land in the J.F. RAMSDALE SURVEY, A-1144, Wise County, Texas, and being a part of a called 8.0 acre tract of land described in a Warranty Deed to Grady B. Miller, Jr., recorded in Volume 20, Page 20, Real Records, Wise County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod (stamped "DMAC #5799") set in the South line of the 8.0 acre tract for the Southwest corner of the tract herein described, from which a 1/2-inch iron rod found for the Southwest corner of the 8.0 acre tract bears South 89°46'22" West, a distance of 250.40 feet;

THENCE North 00°20'35" East departing said South line a distance of 347.46 feet to a 1/2-inch capped iron rod (stamped "DMAC #5799") set in the occupied South line of County Road #4653 for the Northwest corner of the tract herein described, from which a 1/2-inch capped iron rod (stamped "DMAC #5799") set for the Northwest corner of said 8.0 acre tract bears South 89°34'51" West, a distance of 252.35 feet;

THENCE North 89°34'51" East with said South line a distance of 747.65 feet to a 1/2-inch capped iron rod (stamped "DMAC #5799") set in the occupied West line of County Road #4651 for the Northeast corner of said 8.0 acre tract and the tract herein described;

THENCE South 00°01'22" West with said West line a distance of 349.95 feet to a 1/2-inch capped iron rod (stamped "DMAC #5799") set for the Southwest corner of said 8.0 acre tract and tract herein described;

THENCE South 89°46'22" West with the South line of 8.0 acre tract a distance of 749.58 feet to the POINT OF BEGINNING and containing 5.992 acres more or less together with the following personal property:

All fixtures, supplies, building materials, and other goods of every nature now or hereafter located, used, or intended to be located or used on the Property;

All plans and specifications for development of or construction of improvements on the Property;

All contracts and subcontracts relating to the construction of improvements on the Property;

All accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transactions relating to the Property;

All permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Property;

All proceeds payable or to be payable under each policy of insurance relating to the Property; and

All products and proceeds of the foregoing.

POSTED
AT 12:49 o'clock P M
MAY 13 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
Edualdo Villa

Notice of Foreclosure Sale

May 13, 2024

Deed of Trust ("Deed of Trust"):

Dated:	February 27, 2012
Grantor:	Jeremy E. Howard and Kristy L. Howard
Trustee:	Berry White, IV
Lender:	Bonnie L. Jones
Recorded in:	Instrument No. 2012-3627 of the real property records of Wise County, Texas
Legal Description:	Being Lots 14 and 15, Block 17, of NEWARK BEACH ESTATES, an Addition to Wise County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 330, of the Plat Records of Wise County, Texas
Secures:	Promissory Note ("Note") in the original principal amount of $75,000.00, executed by Jeremy E. Howard and Kristy L. Howard ("Borrower") and payable to the order of Lender
Assignment:	The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Owlia Properties, LLC ("Beneficiary") by an instrument dated February 26, 2024, recorded in Instrument No. 202403293 of the real property records of Wise County, Texas
Substitute Trustees:	Craig C. Lesok and Anthony Callins
Substitute Trustees' Address:	226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date:	Tuesday, June 4, 2024
Time:	The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

Place:	Wise Court Center, located at 306 W Main, Decatur, TX 76234, for the duration of the historic restoration of the Wise County Courthouse. Sales are to be held by the flagpole at the south end of the building so that the public entrance is not affected OR at any other location designated by the County
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Owlia Properties, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Owlia Properties, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Owlia Properties, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Owlia Properties, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Owlia Properties, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Owlia Properties, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by

Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Craig C. Lesok
Attorney for Mortgagee
SBOT NO. 24027446

Craig C. Lesok and Anthony Callins
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993
E-mail: craig@lesoklaw.com

A

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/30/2017	**Grantor(s)/Mortgagor(s):** JUAN BOLANOS AND ROSA PINA, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PHH HOME LOANS, LLC DBA SUNBELT LENDING SERVICES, ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary/Mortgagee:** U.S. BANK NATIONAL ASSOCIATION
Recorded in: **Volume:** N/A **Page:** N/A **Instrument No:** 201707396	**Property County:** WISE
Mortgage Servicer: U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	**Mortgage Servicer's Address:** 2800 Tamarack Road, Owensboro, KY 42301
Date of Sale: 6/4/2024	**Earliest Time Sale Will Begin:** 1:00 PM
Place of Sale of Property: Wise County Court Center - 306 W Main, Decatur, TX, 76234 – South end of the building, by the flagpole (Temporary Location) OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 27, BLOCK 8, LAWDWIN ADDITION TO THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 202, PAGE 21, DEED RECORDS, WISE COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, David Stockman, Donna Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Angela Cooper or Jamie Dworsky, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 5/10/2024

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for U.S. Bank National Association

Dated: 05/13/2024

Donna Stockman

Printed Name: Donna Stockman

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

POSTED
AT 11:28 o'clock a M
MAY 13 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Kathy Gyger Deputy
Kathy Gyger

MH File Number: TX-23-97697-POS
Loan Type: Conventional Residential

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

STATE OF TEXAS

COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **September 9, 2015, Miguel A. Chaparro,** as grantor(s) executed a Deed of Trust conveying to Kristi K. Frazier Special Needs Trust, transferred by Assignment to KKF Supplemental Trust, filed in **Deed Records, Wise County, Texas,** certain real property located in the County of **Wise,** State of Texas, and being more particularly described as **Lot 92, Hills of Oliver Creek, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes,** to secure payment of one certain Real Estate Note in the amount of, **$46,600.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Instrument Number 201509004, Deed Records, Johnson County Texas.** WHEREAS, (I) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of **KKF Supplemental Trust**, by these presents is hereby posting, filing, and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in June, 2024 at the **Wise County Court Center, Decatur, Texas.** The same being **June 4, 2024, At the Wise County Court Center located at 306 W. Main Street, Decatur, TX 76234.**

Substitute Trustee does give testimony under oath that to his knowledge, all the debtors to whom notice was given were living on the date notice of sale was posted.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVIING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on May 7, 2024.

Richard Russell, Substitute Trustee
8659 White Settlement Rd., Fort Worth, TX 76108

After Filing Return To:
KKF Supplemental Trust
8659 White Settlement Rd.
Fort Worth, Texas 76108

POSTED
AT 12:37 o'clock P M
MAY 07 2024

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

CHRIS SHENKIR

EXHIBIT "A"

Being a 4.533 acre tract of land out of the P.P. Harding Survey, Abstract #373, situated in Wise County, Texas, and being a portion of that certain 590.334 acre tract of land out of the M.E.P. & P.R.R. Co. Survey, Abstract #633, B.G. Brock Survey, Abstract #131, P.P. Harding Survey, Abstract #373, E.M. Thomasson Survey, Abstract #801, and the R.M. Thompson Survey, Abstract #1248, as conveyed to AP Land Investments Limited Partnership, Dee Ring, Inc., Sandra Sue Faust, The George and Jean Kaelber Trust, the Pepper Family Limited Partnership, and Jack Doege, in Volume 664, Page 238, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a point in Oliver Creek for the southeast corner of the herein described tract, and being North 85° 01' 54" West, 135.72 feet, South 73° 59' 08" West, 193.76 feet, South 83° 48' 24" West, 274.06 feet, North 78° 32' 41" West, 331.48 feet, South 84° 42' 34" West, 431.68 feet, North 89° 01' 58" West, 624.70 feet, South 65° 27' 24" West, 601.23 feet, North 63° 06' 38" West, 295.08 feet, and South 69° 20' 48" West, 168.35 feet, from the most easterly southeast corner of said 590.334 acre tract;

THENCE South 69° 20' 48" West, along said creek, a distance of 301.49 feet, to a point;

THENCE South 70° 05' 21" West, continuing along said creek, a distance of 77.12 feet, to a point for corner, a 1/2" iron pin set, bears North 112° 00' 06" East, 206.21 feet;

THENCE North 12° 00' 06" East, at 206.21 feet, passing a 1/2" iron pin set, in all a distance of 862.51 feet, to a 1/2" iron pin set for corner, in the south right-of-way line of a proposed 60' private road and being the beginning of a non-tangnet curve to the left, having a radius of 830.00 feet;

THENCE along said south right-of-way line, and said urve to the left, an arc disstance of 175.33 feet to a 1/2" iron pin set for corner;

THENCE South 00° 06' 05" East, at 610.46 feet, passing a 1/2" iron pin set, in all a distance of 692.91 feet to the POINT OF BEGINNING and containing 4.533 acres of land.

(ALSO KNOWN AS - LOT 92, HILLS OF OLIVER CREEK, AN UNRECORDED SUBDIVISION.)

AT 11 22 o'clock A M

MAR 28 2024

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

24-186950

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: October 5, 2015	**Original Mortgagor/Grantor**: HUGH RILEY, JR.
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SOUTHWEST FUNDING, LP., ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary / Mortgagee**: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: **Volume**: N/A **Page**: N/A **Instrument No**: 201509944	**Property County**: WISE
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	**Mortgage Servicer's Address**: 55 BEATTIE PLACE, SUITE 110, MS#001, GREENVILLE, SC 29601

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures:Note in the original principal amount of $127,645.00, executed by HUGH RILEY JR and payable to the order of Lender.

Property Address/Mailing Address: 94 LAKESHORE DR, RUNAWAY BAY, TX 76426

Legal Description of Property to be Sold: BEING LOT 14, BLOCK 9, UNIT NUMBER ONE, RUNAWAY BAY, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 135, PLAT RECORDS, WISE COUNTY, TEXAS.

Date of Sale: June 4, 2024	**Earliest time Sale will begin**: 1:00 PM

Place of sale of Property: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Jamie Dworsky or Angela Cooper whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy





Arrington, Michelle Schwartz, Brandy Bacon, Angela Cooper or Jamie Dworsky whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Jamie Dworsky or Angela Cooper whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Angela Cooper or Jamie Dworsky whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Jamie Dworsky or Angela Cooper whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Angela Cooper or Jamie Dworsky whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

Donna Stockman

SUBSTITUTE TRUSTEE

Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Jamie Dworsky or Angela Cooper OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Angela Cooper or Jamie Dworsky, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DEED OF TRUST INFORMATION:

Date:	06/19/2006
Grantor(s):	JAIME MADDUX, AN UNMARRIED PERSON
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SOUTHWEST SECURITIES, FSB, ITS SUCCESSORS AND ASSIGNS
Original Principal:	$84,245.00
Recording Information:	Book 1704 Page 875 Instrument 390821
Property County:	Wise
Property:	(See Attached Exhibit "A")
Reported Address:	134 COUNTY ROAD 4713, RHOME, TX 76078

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee:	U.S. Bank National Association
Mortgage Servicer:	U.S. Bank National Association
Current Beneficiary:	U.S. Bank National Association
Mortgage Servicer Address:	2800 Tamarack Rd, Owensboro, KY 42301

SALE INFORMATION:

Date of Sale:	Tuesday, the 4th day of June, 2024
Time of Sale:	1:00PM or within three hours thereafter.
Place of Sale:	Wise County Court Center - 306 W Main, Decatur, TX, 76234 - South end of the building, by the flagpole at the Southeast porch or as designated by the county commissioner's office in Wise County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Wise County Commissioner's Court, at the area most recently designated by the Wise County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

POSTED
AT 11:49 o'clock A M
APR 18 2024

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Donna Stockman whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 04/18/2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Wise County Clerk and caused it to be posted at the location directed by the Wise County Commissioners Court.

By: Donna Stockman

Exhibit "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTIES OF DENTON AND WISE, STATE OF TEXAS, BEING A PART OF THE BLOCK NO. TWO, SMITH COUNTY SCHOOL LAND SURVEY, DENTON COUNTY ABSTRACT NO. 1137 AND WISE COUNTY ABSTRACT NO. 744, BEING A PORTION OF THAT CERTAIN TRACT OF LAND, CONTAINING A CALLED 63.5 ACRES, CONVEYED BY JOHN WILLIAM EASTER, ET AL TO SIDNEY R. KING BY DEED RECORDED IN VOLUME 994, PAGE 189, DEED RECORDS, DENTON COUNTY, TEXAS AND VOLUME 401, PAGE 781, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. ALL BEARING BEING CORRECTED TO THE NORTH RIGHT OF WAY LINE OF F.M. HIGHWAY NO. 497 (NORTH 89 DEGREES 19 MINUTES AND 20 SECONDS WEST) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

FIELD NOTES TO ALL THAT CERTAIN TRACT OF LAND SITUATED IN BLOCK TWO OF SMITH COUNTY SCHOOL LAND SURVEY ABSTRACT NUMBER 1137, DENTON COUNTY, TEXAS AND ABSTRACT NUMBER 744 WISE COUNTY, TEXAS AND BEING ALL OF THE CALLED 3.45 ACRE TRACT DESCRIBED IN THE DEED FROM J. PHIL CREMANS AND DEBRA G. CREMANS GARRETT TO MICHAEL P. MALONE ET UX, RECORDED UNDER CLERK`S FILE NUMBER 93-R0024247 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AS RECOGNIZED AND OCCUPIED ON THE GROUND, THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 3.45 ACRE TRACT, SAID CORNER BEING BY CALL NORTH 88 DEGREES WEST A DISTANCE OF 1036.11 FEET AND SOUTH 00 DEGREES 12 MINUTES WEST A DISTANCE OF 2050.28 FEET FROM THE NORTHEAST CORNER OF SAID BLOCK TWO SAID SURVEY;

THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS WEST WITH THE EAST LINE OF SAID 3.45 ACRES NEAR A FENCE A DISTANCE OF 290.80 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 3.45 ACRES SAME BEING THE NORTHEAST CORNER OF THE CALLED 3.475 ACRE TRACT DESCRIBED IN THE DEED TO RONALD L. AND JERE T. WATSON RECORDED IN VOLUME 216, PAGE 687, REAL PROPERTY RECORDS, WISE COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 48 MINUTES 00 SECONDS WEST WITH THE NORTH LINE THEREOF AND SOUTH LINE OF SAID 3.45 ACRES ALONG AND NEAR A FENCE, AT BY CALL, 182.72 FEET CROSSING THE APPARENT WEST DENTON COUNTY LINE AND EAST WISE COUNTY LINE AND CONTINUING ALONG SAID COURSE AT 485.77 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE ON THE EAST SIDE OF COUNTY ROAD 4713 AND CONTINUING ALONG SAID COURSE, IN ALL, A TOTAL DISTANCE OF 516.41 FEET TO THE SOUTHWEST CORNER OF SAID MALONE TRACT IN THE MIDDLE OF SAID ROAD;

THENCE NORTH 00 DEGREES 12 MINUTES 00 SECONDS EAST IN SAID ROAD WITH THE WEST LINE OF SAID MALONE TRACT A DISTANCE OF 290.80 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 3.45 ACRE TRACT DESCRIBED IN THE DEED TO ZANE F. YARBROUGH AND LANA R. YARBROUGH RECORDED IN VOLUME 50, PAGE 578 SAID REAL PROPERTY RECORDS WISE COUNTY;

THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS EAST WITH THE SOUTH LINE THEREOF AND NORTH LINE OF SAID MALONE TRACT AT 30.21 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE ON THE EAST SIDE OF SAID ROAD AND CONTINUING ALONG SAID COURSE, IN ALL, A TOTAL DISTANCE OF 516.41 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 3.45 ACRES OF LAND MORE OR LESS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/4/2008	**Grantor(s)/Mortgagor(s):** GREGORY LINDLEY, A SINGLE MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NTFN, INC., ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary/Mortgagee:** M&T Bank
Recorded in: **Volume:** 1950 **Page:** 556 **Instrument No:** 2008-26710	**Property County:** WISE
Mortgage Servicer: M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	**Mortgage Servicer's Address:** 1 Fountain Plaza, Buffalo, NY 14203
Date of Sale: 6/4/2024	**Earliest Time Sale Will Begin:** 1:00 PM
Place of Sale of Property: Wise County Court Center - 306 W Main, Decatur, TX, 76234 – South end of the building, by the flagpole (Temporary Location) OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOTS 18-21, BLOCK 25, ORIGINAL TOWN PARADISE, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 26, PAGE 300, DEED RECORDS, WISE COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, David Stockman, Donna Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Angela Cooper or Jamie Dworsky, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 4/3/2024

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for M&T Bank

Dated: 4/4/24

Donna Stockman

Printed Name: Donna Stockman

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

POSTED
AT 1034 o'clock A M
APR 04 2024

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

MH File Number: TX-20-77540-POS
Loan Type: FHA

205 WINDY GLEN DRIVE
DECATUR, TX 76234

00000009880931

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

   Date: June 04, 2024

   Time: The sale will begin at 1:00 PM or not later than three hours after that time.

   Place: THE DOOR OF THE FIRST FLOOR IN THE SOUTHEAST CORNER OF THE WISE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale**. Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 22, 2023 and recorded in Document CLERK'S FILE NO. 202302423 real property records of WISE County, Texas, with WILLIAM LOUIS SMITH, A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by WILLIAM LOUIS SMITH, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of $353,462.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. UNITED WHOLESALE MORTGAGE, LLC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information**. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

POSTED
AT 11 42 o'clock A M
MAR 21 2024

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

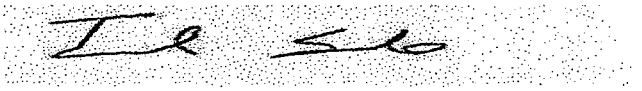
CHRIS SHENKIR

205 WINDY GLEN DRIVE
DECATUR, TX 76234

00000009880931

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

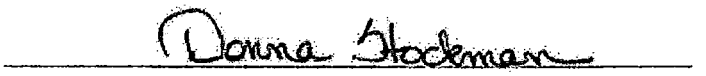
The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, GUY WIGGS, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, DENISE BOERNER, TIM LEWIS, KATHY ARRINGTON OR ANGELA COOPER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on March 21, 2024 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: March 21, 2024

EXHIBIT "A"

LOT 15, BLOCK B OF SOUTH MARTIN BRANCH, PHASE 3, AN ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET E, SLIDE 38, PLAT RECORDS, WISE COUNTY, TEXAS.